

UNDERGOING REFURBISHMENT
46,878 sq ft industrial warehouse unit to let
Available Q1 2026



WOODSIDE

Unit 11, Humphrys Road, Dunstable, LU5 4TP

woodsidedunstable.com



This is Woodside. Home to the industrious and the intrepid.

From green shoots, to broad oaks,
Woodside Industrial Estate provides
the right environment for businesses
of all sizes to grow, employees to
thrive and the community to move
forward together.



Unit 11

46,878 sq ft high-quality industrial/warehouse space



Benefits at a glance:

- ▶ Fully refurbished to a high standard
- ▶ Dual yards, up to 35.5m deep
- ▶ 5 x dock loading doors
- ▶ 2 x level access doors
- ▶ LED lighting throughout
- ▶ Solar energy savings up to £34,992 p.a.
- ▶ Targeted EPC rating A+

Accommodation and site plan

	SQ FT	SQ M
WAREHOUSE	42,895	3,985
GROUND FLOOR OFFICES	3,606	335
AMENITY AREA	377	35
TOTAL	46,878	4,355

Approximate gross external area.



Dual yards,
up to 35.5m deep



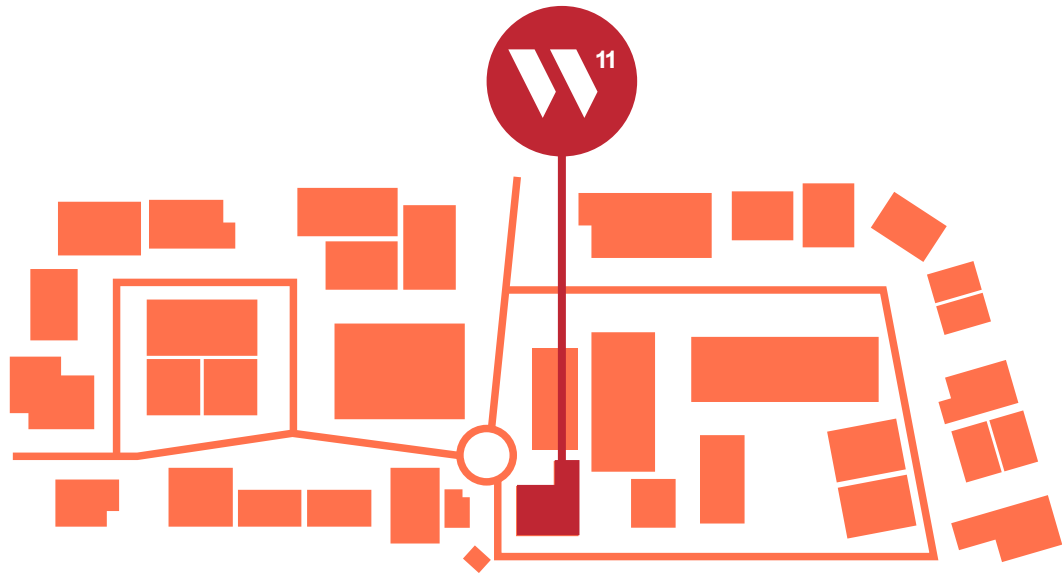
5 x dock loading doors
2 x level access doors



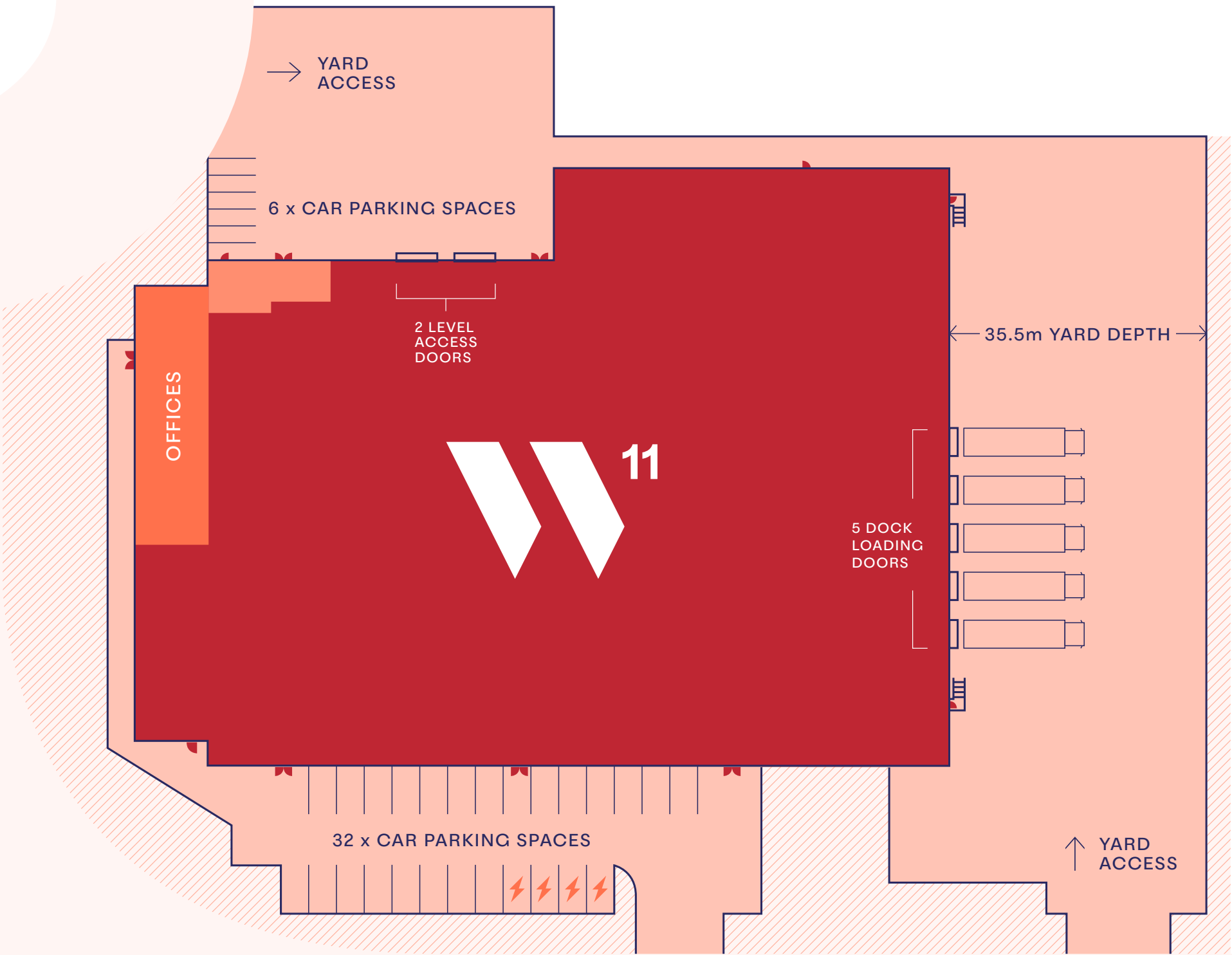
4 x 22kW
charging spaces



38 x car
parking spaces



Unit 11 is a detached industrial/ warehouse unit of steel portal frame construction. The unit is undergoing a major refurbishment, including infrastructure and ESG improvements.

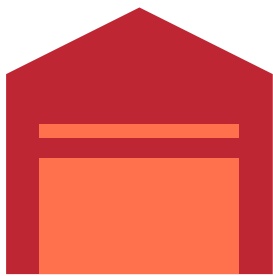


HUMPHRYS ROAD

Spaces that rise to any occasion



5 x dock loading doors
2 x level access doors



Floor loading capacity 37 kNm²
Subject to testing.



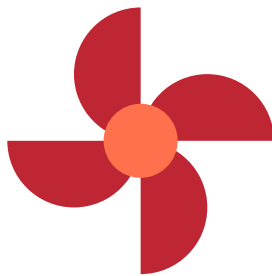
6.85m eaves height



15% roof lights



500 kVA power capacity



VRF air conditioned offices



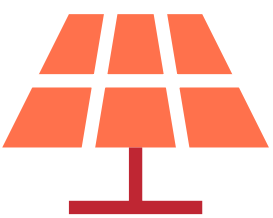
Office space



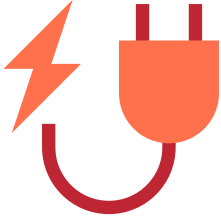
Dual yards, up to 35.5m deep



LED lighting throughout



PV solar panels generating approx. 116,640 kWh p.a.



4 x 22kW EV charging points



38 x car parking spaces



Bike storage



Target EPC Rating A+





**Save up to
£34,992 per year***

New PV solar panels will
generate an estimated
116,640 kWh p.a.

*Assuming unit cost of
£0.30 per kWh.



Growth starts here

EIGHT REASONS TO CHOOSE WOODSIDE

1

A location that works for you

Perfectly positioned for convenience, just 5 minutes from the M1, 10 minutes from a mainline railway station, and 15 minutes from Luton Airport, you're always connected.

2

Spacious, high-quality units

Whether you choose a brand new build or a fully refurbished space, every unit at Woodside is designed to help your business thrive. We're on a mission to be the go-to hub for logistics, distribution, and manufacturing in the North London/M1 corridor.

3

Flexibility to fit your needs

A Local Development Order (LDO) for the Woodside Estate makes planning simple, so you can easily adapt your unit to fit your needs. Plus, being part of a large estate means you have the room to grow.

4

Sustainable, smart & good for well-being

Sustainability is at the heart of everything we do. Our refurbishments include EV/PV solar panels, Automatic Meter Reading (AMR) systems and EV charging points, reducing your carbon footprint. You'll also have access to our Community Garden and W Studio, offering yoga, pilates, and more.

5

A safe, well maintained environment

We take care of the details, so you don't have to. Our friendly on-site team manages security, landscaping, and estate maintenance, plus a dedicated Community Manager is always on hand.

6

More than just a workplace - a community

At Woodside, you're not just renting space - you're joining a vibrant, connected community. Shared spaces like our Community Garden make it easy to meet others, and our Vizta neighbourhood portal keeps you in the loop with updates and events.

7

Low operational costs

Thanks to economies of scale, we can offer highly competitive service charges and running costs. Plus, our investment in energy-efficient infrastructure, like solar panels, means lower bills.

8

A skilled workforce on your doorstep

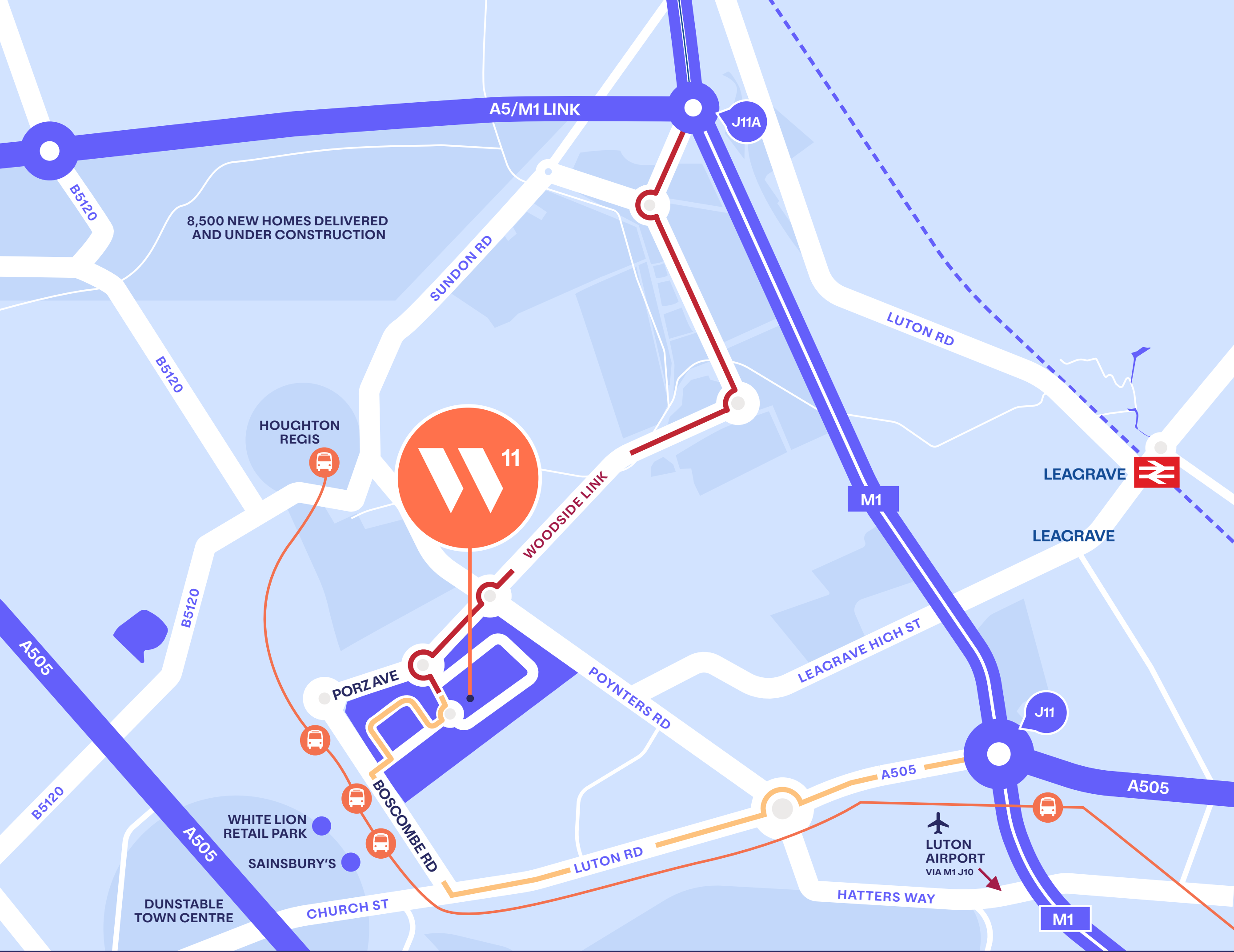
Finding great talent is easy here. With strong, affordable labour pools in nearby Dunstable and Luton, you'll have access to skilled workers just minutes away.

Road & rail, right to your door

Strategically located in a prime position midway between Junctions 11 & 11a of the M1 with easy access to the motorway via the A505 and Woodside Link Road, and within 10 miles of London Luton Airport and Luton Mainline Station.

LOCATION	DISTANCE	JOURNEY
M1 - Junction 11 & 11A	3 miles	10 mins
M25- Junction 21	23 miles	53 mins
Park Royal	38 miles	1 hr 20 mins
M40 - Junction 1	33 miles	55 mins
Central London	39 miles	1 hr 53 mins
Birmingham	84 miles	2 hrs 32 mins
Manchester	165 miles	4 hrs 53 mins

AIRPORTS	DISTANCE	JOURNEY
London Luton	10 miles	32 mins
London Heathrow	41 miles	1 hr 21 mins
London Stansted	59 miles	1 hr 50 mins
London Gatwick	77 miles	2 hrs 18 mins



9,000

employed in transport and storage in Central Bedfordshire

Source: nomisweb.co.uk

153,000+

working age people economically active in Central Bedfordshire

Source: nomisweb.co.uk

FIND US
LU5 4TP

WHAT3WORDS
///mats.freed.pines

Everything you need

When it comes to day-to-day amenity, you're also spoilt for choice, with the White Lion Retail Park and Sainsbury's supermarket just a 10-minute walk away or Dunstable town centre a 5-minute drive.

SAINSBURY'S

WHITE LION
RETAIL PARK

DUNSTABLE
TOWN CENTRE

- Superdrug
- TK Maxx
- Halfords
- Argos
- Everlast Gyms
- Tim Hortons

- Quadrant Shopping Centre
- Boots
- Costa
- Greggs

MCDONALD'S



Logistics with a side of spirit

At Woodside, we see the success of your business as being fundamental to the long-term success of the estate - when our occupiers thrive, so do we.

Our goal is to deliver the optimal occupier experience, so as a member of our thriving community, you'll benefit from access to:



Community garden



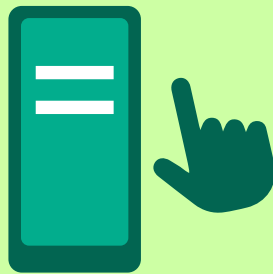
Green space in the Community Garden

A beautiful outdoor space for all in which to take a break, connect with nature and unwind.



Café & W Suite

Your local lunch spot and multi-use community space to accommodate group meetings and events.



Vizta Portal

An online neighbourhood portal, containing useful documents and estate updates.



Long-term, committed landlord

From upgrading power units to installing solar panels, Legal & General are a landlord you can trust, committed to bringing about long-term success across the estate.



Dedicated on-site support team

Outstanding on-site support from your Community Manager, Property and Landscapes Teams, ensure your experience on the estate is as positive as possible.



"You won't find another industrial estate like this - we take pride in ensuring Woodside always looks pristine and is developing into a place where nature thrives."

TONY PARKER
HEAD LANDSCAPER



"There's a reason we've been here for over ten years - L&G are constantly making improvements, from upgrading unit specs to investing in communal spaces for our workforce to enjoy."

NIGEL MACHADO
MANAGING DIRECTOR, TRANS HAUL

Contact



JAMES SAXBY
07801 667 692 | james.saxby@jll.com

KATY KENEALY
07892 704 393 | katy.kenealy@jll.com

NICHOLAS PETERS
07842 301 063 | nicholas.peters@jll.com

Conditions under which particulars are issued: JLL, Hollis Hockley & Adroit Real Estate Advisors for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL, Hollis Hockley & Adroit Real Estate Advisors has any authority to make or give any representation or warranty whatever in relation to this property.



LLOYD SPENCER
07768 480 937 | lspencer@adroitrealestate.co.uk

STEVE WILLIAMS
07860 708 665 | swilliams@adroitrealestate.co.uk



NICK HARDIE
07732 473 357 | nick.hardie@hollishockley.co.uk

WILL MERRETT-CLARKE
07774 269 443 | william.merrett-clarke@hollishockley.co.uk

FREDDIE CHANDLER
07935 769 627 | freddie.chandler@hollishockley.co.uk

